



**AGENDA OF THE REGULAR SESSION  
CITY OF AUBURN PLANNING COMMISSION  
1225 LINCOLN WAY, AUBURN, CA 95603**

**June 4, 2013**

**6:00 PM**

(Immediately following the HDRC meeting)

---

**Planning Commissioners**

Matt Spokely, Chairman  
Roger Luebke  
Fred Vitas  
Nick Willick  
Lisa Worthington

**City Staff**

Will Wong, Community Development Director  
Reg Murray, Senior Planner

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

None

**III. PUBLIC COMMENT**

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

**IV. PUBLIC HEARING**

- A. USE PERMIT – BAYSIDE AUBURN CHURCH (11621 BLOCKER DRIVE) - FILE UP 13-4.** The applicant requests approval of a use permit to operate a church and related facilities located at 11621 Blocker Drive in the Neighborhood Commercial-Light Manufacturing (C1-ML) District.
- B. USE PERMIT AMENDMENT – MERCY HERMITAGE (535 SACRAMENTO STREET) – FILE# UP AMEND 10-1(A).** The applicant requests approval of a Use Permit Amendment for the construction of a two-unit duplex Hermitage building on the existing Sisters of Mercy campus at 535 Sacramento Street. The proposed duplex replaces a single-unit Hermitage that was removed for construction of the Mercy Auburn Senior Apartment project.

## **V. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A.** City Council Meetings
- B.** Future Planning Commission Meetings
- C.** Reports

## **VI. PLANNING COMMISSION REPORTS**

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

## **VII. FUTURE PLANNING COMMISSION AGENDA ITEMS**

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

## **VIII. ADJOURNMENT**

Thank you for attending the meeting. The Planning Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chairman, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Planning Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.



## **CITY OF AUBURN**

### **Planning Commission – Staff Report**

**Meeting Date: June 4, 2013**

**Prepared by: Wilfred Wong, Community Dev. Director**

**ITEM NO.  
IV-A**

#### **ITEM IV-A: USE PERMIT – 11621 BLOCKER DRIVE (BAYSIDE AUBURN CHURCH) – File # UP 13-04.**

**REQUEST:** The applicant requests approval of a use permit to operate a 11,520 square foot church located at 11621 Blocker Drive in the Neighborhood Commercial-Light Manufacturing (C1-ML) District.

#### **RECOMMENDED MOTION (APPROVAL):**

- A. Move to adopt Resolution No. 13-09 (Attachment 1) to approve a Use Permit (File# UP 13-04) for a church as presented, or as amended by the Planning Commission.

#### **ALTERNATIVE MOTION (DENIAL):**

- B. Move to direct staff to amend Resolution No. 13-09 for denial of the Use Permit (File# UP 13-04), based upon substantial evidence presented at the public hearing, and provide it for Planning Commission consideration at the June 18, 2013 meeting.

#### **BACKGROUND:**

**Applicant:** Bayside Auburn Church; Paul S. Aronowitz; 200 Auburn Folsom Road, Ste. 305; Auburn, CA 95603; (530) 823-9736

**Owner:** Auburn Creekside LLC; 200 Auburn Folsom Road, Ste. 305; Auburn, CA 95603; (530) 823-9736

**Location:** 11621 Blocker Drive (Attachment 2)

**Assessor's Parcel Number:** 038-340-008

**Lot Size:** ± 8.5 acres (approximately 370,260 square feet)

#### **Project Site:**

**Zoning:** C-1/M-L (Neighborhood Commercial-Light Manufacturing)  
**General Plan:** Commercial (COMM)  
**Existing Land Use:** Creekside Office Park, Commercial/Light Industrial Buildings

#### **Surrounding Land Uses:**

<b>North:</b> Unimproved	<b>South:</b> City yard and residential
<b>East:</b> Railroad tracks and offices	<b>West:</b> Cemetery

Surrounding Zone Districts:

North: R-3

East: C-2/MU

South: M-1/R-1/OSC

West: Placer County

## PROJECT DESCRIPTION

The applicant is requesting a Use Permit to operate an 11,520 square foot church located at 11621 Blocker Drive in the Neighborhood Commercial-Light Manufacturing (C1-ML) District. The church will occupy the second floor of a 23,040 square foot building. No exterior building changes, or site work are proposed for this project.

Bayside Auburn Church, a California non-profit religious organization, is currently located at 450 Nevada Street, where they occupy two buildings in the Nevada Commercial Center, immediately south of Regal Cinema. The church is proposing to relocate from their present location to 11621 Blocker Drive.

## ANALYSIS

The applicant has provided a letter summarizing the proposed operations associated with the church (Exhibit C). Primary use of the facilities will occur on Sunday for two church services and Sunday school classes. The average current attendance of these services is between 250 and 300 people per session. Although additional persons will be attending Sunday school classes, most of these individuals should be children that have accompanied their parents, and are typically 100 children per session. A youth program is held on Sunday evenings, with an attendance between 40 and 50 persons.

Secondary activities are expected during the week and include such things as prayer meetings, mid-week classes, support groups, and possible community use. Attendance for these programs does not expect to attract heavy attendance. At this time there are no programs held on Saturday as the church office is closed.

A preliminary floor plan is also included which illustrates the proposed organization on the building spaces (Exhibit B). The worship area includes a stage area and uses non-fixed seating and can therefore be used for events in addition to services (e.g. weddings, receptions). The space includes a reception area, office, and several other areas for various uses (e.g. classrooms, kitchen, nursery, meeting).

Creekside Office Park was approved in 2003 for six commercial/light industrial buildings totaling approximately 106,000 square feet. Five of the buildings have been built.

Even though one building remains to be built, all the parking spaces have been provided. Instead of the minimum parking ratio of one space per 400 square feet of gross floor area, Creekside Office Park provides for one space per 250 square feet of gross floor area. There are approximately 433 parking spaces. For a floor area of 106,000 square feet, the required parking would be 265 spaces (1 per 400). The development significantly exceeds the City's minimum parking standards and can accommodate a variety of commercial and light industrial uses.

To provide a comparison of other uses and their occupancy, the following “permitted” uses could possibly locate within the 11,520 square foot building:

- Health Club, approximately 200-230 people
- Commercial school, approximately 450-575 people
- Offices, medical, approximately 115 people
- Restaurant, approximately 850 people

In order for a use permit to be approved, a finding must be made that the proposed use will not adversely affect persons residing or working in the surrounding neighborhood. The church site is located on the second floor of an existing office building. As noted above, the existing onsite parking in the Creekside Office Park is more than adequate to accommodate both the church and the existing uses. Also, the proposed church is not expected to conflict with the existing uses in the Creekside Office Park given the difference in the peak hours between the church operations and the Creekside Office Park tenants.

The church is also not expected to conflict with the surrounding uses or neighborhood. The project site is physically separate from the surrounding properties, and the operations associated with the church should be no more significant than operations that might occur should the building be occupied by other commercial or light industrial uses.

Based on the information above and with the recommended conditions of approval, staff believes that the required use permit findings can be met and therefore recommends approval of the request.

## **ENVIRONMENTAL DETERMINATION**

The Auburn Community Development Department reviewed the request pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and found it to be Categorically Exempt under Section 15301 (Existing Facilities) of the CEQA Guidelines.

## **ATTACHMENTS**

**Attachment 1** – Resolution No. 13-09

**Attachment 2** – Location Map

**Attachment 3** – Photos of 11621 Blocker Drive

## **EXHIBITS**

**Exhibit A** – Site Plan

**Exhibit B** – Floor Plan

**Exhibit C** – Bayside Auburn Church Hours of Operation/Schedule

**PLANNING COMMISSION RESOLUTION NO. 13-09**

**BAYSIDE CHURCH (FILE UP 13-04)**

---

**Section 1.** The City of Auburn Planning Commission held a public hearing at its regular meeting of June 4, 2013, to consider a request for a Use Permit from Bayside Church to permit a church use in the Neighborhood Commercial/Light Manufacturing zone at 11621 Blocker Drive (File UP 13-04).

**Section 2.** The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the June 4, 2013 meeting.
2. Site plan and project description submitted by the applicant.
3. Staff presentation at the public hearing held on June 4, 2013.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

**Section 3.** In view of all of the foregoing evidence, the City of Auburn Planning Commission finds the following for the Use Permit (File UP 13-04):

1. The establishment, maintenance, and/or conduct of the use for which the use permit is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience, or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in such neighborhood or have an adverse effect on the inherent residential character of the City.

**Section 4.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission finds that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the CEQA Guidelines.

**Section 5.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby approves the Use Permit (File UP 13-04) to establish a church at 11621 Blocker Drive, subject to the following conditions:

**USE PERMIT (FILE # UP 13-04)**

1. This use permit is approved subject to **Exhibits A, B and C** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director. (CDD)

2. Typical church operations, which are generally described in **Exhibits D** but are not inclusive, are approved at 11621 Blocker Drive. Minor modifications may be approved subject to review and approval by the Community Development Director. An Amendment to Use Permit 13-04 shall be required for substantial changes to the church's operation.
3. The approval date for this project is **June 4, 2013**. This project is approved for a period of two (2) years and shall expire on **June 4, 2015** unless the project has been effectuated or the applicant requests a time extension that is approved by the Auburn Planning Commission pursuant to the Municipal Code. (CDD)
4. Use of, and improvements to, the buildings used by the church shall comply with all applicable Building and Fire codes. (CDD)
5. Bayside Church shall apply for, and receive approval of, a sign permit prior to erecting any signs identifying the church. (CDD)
6. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this use permit, or the activities conducted pursuant to this use permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this use permit, or the activities conducted pursuant to this use permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

**Section 6.** In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner and seconded by Commissioner , hereby finds the project exempt from CEQA and approves the Use Permit for Bayside Church at 11621 Blocker Drive (File UP 13-04), subject to the conditions listed above and carried by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

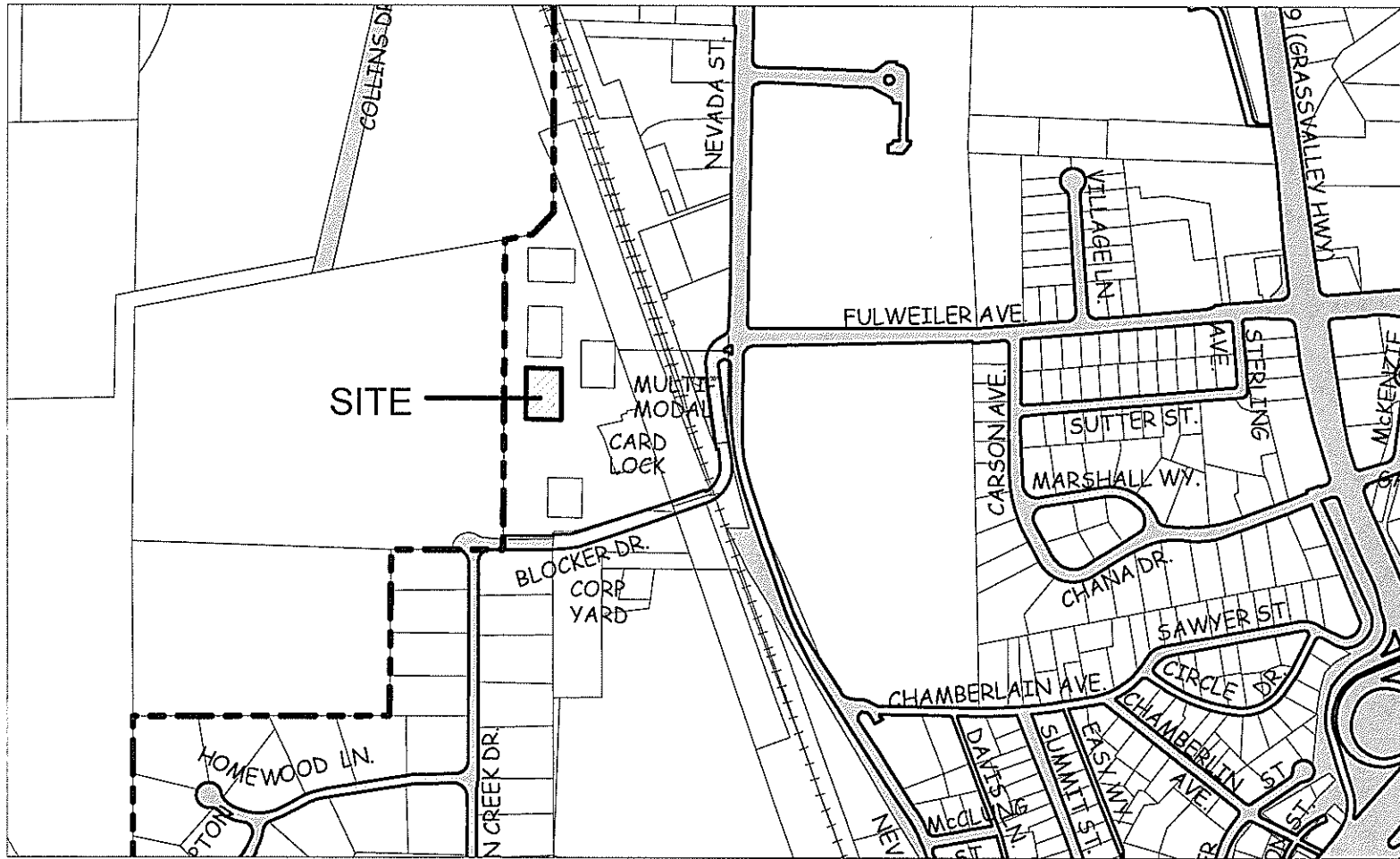
**PASSED AND ADOPTED** this 4<sup>th</sup> day of June, 2013.

\_\_\_\_\_  
Chairman, Planning Commission  
of the City of Auburn, California

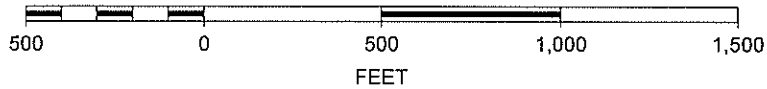
ATTEST: \_\_\_\_\_  
Community Development Department

# LOCATION MAP

ATTACHMENT 2

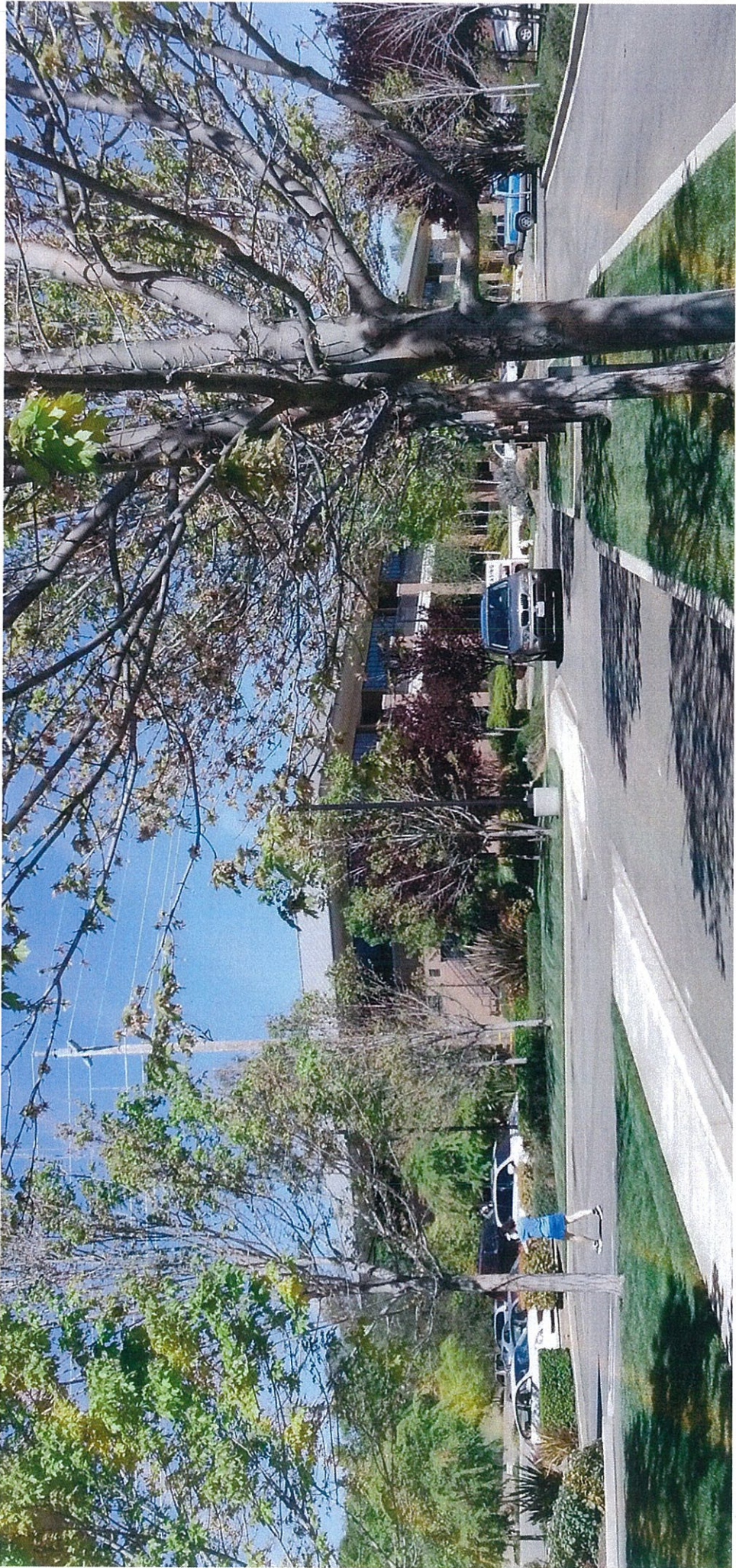


SCALE 1 : 6,506





11621 Blocker Drive



ATTACHMENT 3



ATTACHMENT 3



ATTACHMENT 3

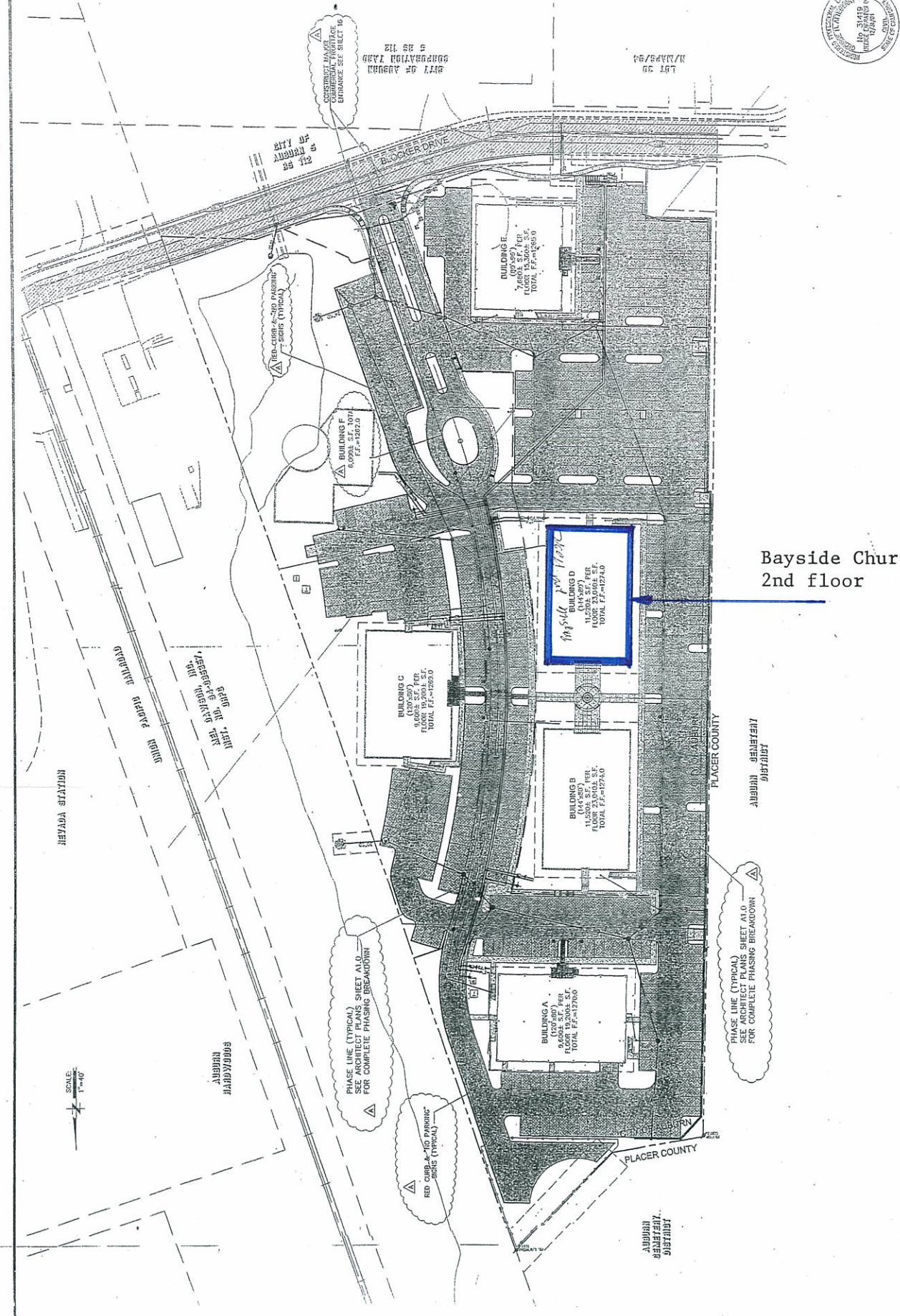
Project Name	Plan Church Buildings A & M
Project No.	93-0000-0000
Client	City of Auburn
Location	275 Nevada St., Auburn, CA
Site No.	10-3419
Site Area	1.00 AC
Site Owner	City of Auburn



A.R. ASSOCIATES 275 NEVADA ST., AUBURN, CA 95603-4617 ph: (530) 888-1288



EXHIBIT A



SCALE: 1" = 40'

PHASE LINE (TYPICAL)  
SEE ARCHITECT PLANS SHEET A1.0  
FOR COMPLETE PHASING BREAKDOWN

PHASE LINE (TYPICAL)  
SEE ARCHITECT PLANS SHEET A1.0  
FOR COMPLETE PHASING BREAKDOWN

AUBURN DISTRICT

PLACER COUNTY

PLACER COUNTY

AUBURN DISTRICT

AUBURN  
HARRIS

NEVADA STREET

BOOKER DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

REAR DRIVE

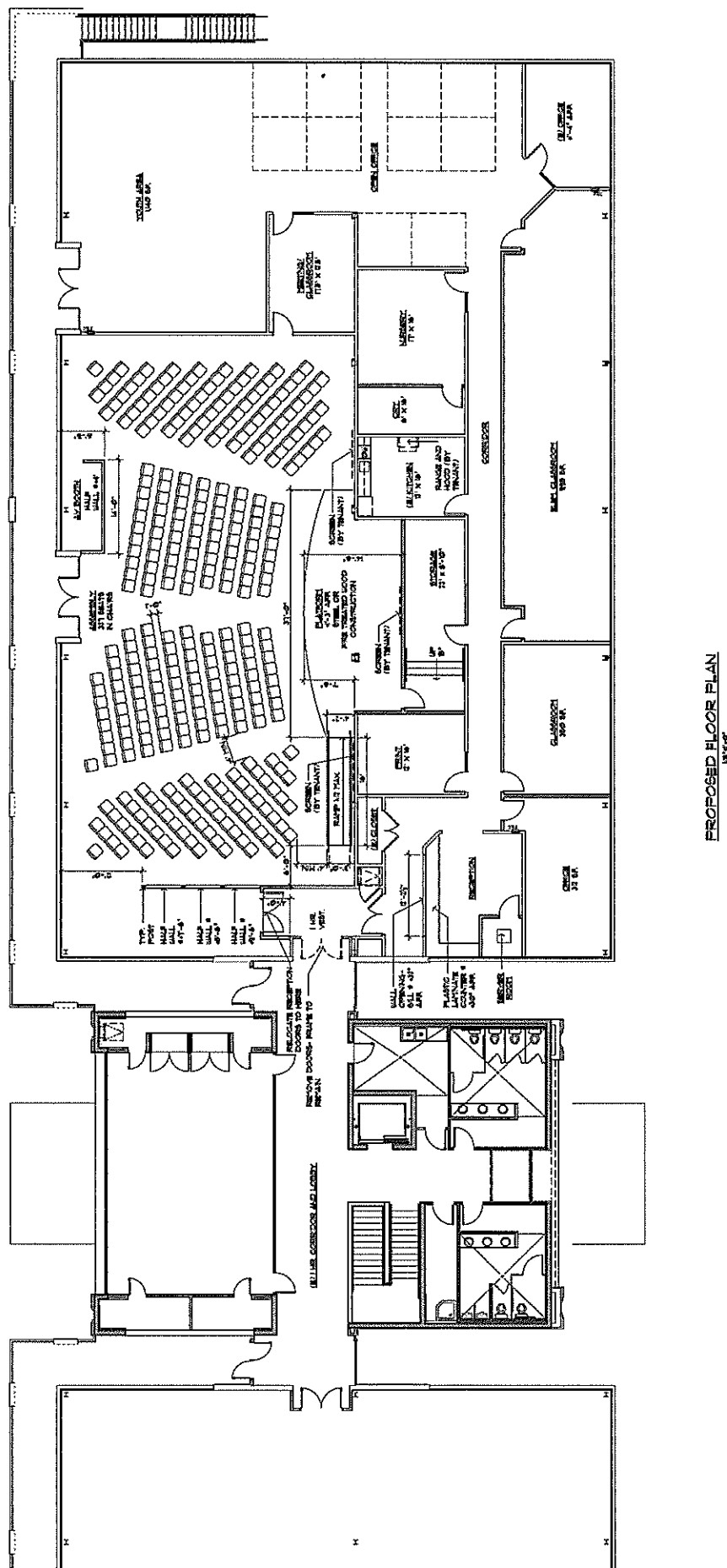
REAR DRIVE



**Preliminary Design For:**

10520 ARMSTRONG AVENUE, MATHER, CALIFORNIA 95633  
916.362.6303(P) 916.362.5841(F)

05.20.13



**PROPOSED FLOOR PLAN**

## **Bayside Auburn Church Hours of Operation/Schedule**

**Monday:** Church offices open at 9:00 a.m. Close at 4 p.m.

- Most staff take Monday off due to working on Sunday. There will be less than six persons on site throughout the day

**Tuesday:** Church offices open at 8:00 a.m. Close at 5 p.m.

- Staff meetings on Tuesday morning at 9:00 a.m - 10:30 a.m. About 15 people attend staff meetings.
- Throughout the day various pastors and ministry leaders have planning meetings with groups no larger than 6 or with individuals for purpose of counseling. Meeting usually are held onsite, utilizing available meeting space.
- There will usually be less than 20 people on site throughout the day - no more than 20 people at one time in the project throughout the day.
- Board of Directors meetings are held on 2<sup>nd</sup> and 4<sup>th</sup> Tuesday evenings, from 6-9 p.m. On the 2<sup>nd</sup> Tuesday, there are about 15 adults in attendance. On the 4<sup>th</sup> Tuesday, there are 7 in attendance. (These BoD meetings are usually held off-site, but on occasion will be held in the church offices.

**Wednesday:** Church offices open at 8:00 a.m. Close at 8:30 p.m.

- Women's Bible study held on Wednesday morning., 9—11:30 a.m. 30-45 women attend.
- Throughout the day various pastors and ministry leaders have meetings with groups no larger than 6 or with individuals for purpose of counseling. Meeting usually are held onsite, utilizing available meeting space.
- There will usually be less than 20 people on site throughout the day participating in meetings expect for the women's bible study noted above.
- Three adult programs are offered on Wednesday night: women's Bible study, men's Bible study, and a fellowship/support group for young families. Childcare is offered.
  - Women's evening bible study has 20-35 women in attendance
  - Men's evening bible study has 15-20 men in attendance
  - Young families group has 20-30 in attendance

**Thursday:** Church offices open at 8:00 a.m. Close at 5 p.m.

- Throughout the day various pastors and ministry leaders have meetings with groups no larger than 6 or with individuals for purpose of counseling. Meeting usually are held onsite, utilizing available meeting space. So out of ten (10) staff members on there would

## EXHIBIT C

be groups of two or three consisting of three staff members and may be five or six volunteers

- There will usually be less than 20 people on site throughout the day from 8:00 a.m. to 5:00 p.m.
- Music rehearsal for Sunday worship service held Thursday night, 7-9 p.m. Three staff and six volunteers in attendance (Maximum of 10)

**Friday:** Church offices open at 9:00 a.m. Close at 4 p.m.

- Throughout the day various pastors and ministry leaders have meetings with groups no larger than 6 or with individuals for purpose of counseling. Meeting usually are held onsite, utilizing available meeting space.
- There will usually be less than 10 people on site throughout the day.
- Typically no evening programs

**Saturday:** church offices closed. Typically no programs

**Sunday:**

- A few pastors arrive early ( before 6 a.m.) in advance of Sunday worship services
- Church worship services two sessions one at 9:15 a.m. — 10:30 a.m. and 11:12 a.m. - 12:15 a.m.
  - Total attending currently: between 250 and 300 people per session.
  - Children attending are normally 100 per session
- Church is closed during Sunday afternoon
- Youth program (middle school and senior high) held on Sunday evenings, 6—8 p.m.
  - Youth pastors will arrive at 4 p.m. in advance of Sunday evening youth programs
  - Total attending currently: 40-50



## **CITY OF AUBURN**

**Planning Commission – Staff Report**

**Meeting Date: June 4, 2013**

**Prepared by: Reg Murray, Senior Planner**

**ITEM NO.  
IV-B**

**ITEM IV-B: USE PERMIT AMENDMENT – 585 SACRAMENTO STREET (MERCY AUBURN HERMITAGE DUPLEX) – UP 10-1(A)**

**REQUEST:** The applicant requests approval of a Use Permit Amendment for the construction of a two-unit duplex Hermitage building on the existing Sisters of Mercy campus at 535 Sacramento Street. The proposed duplex replaces a single-unit Hermitage that was removed for construction of the Mercy Auburn Senior Apartment project.

**RECOMMENDED MOTION:**

A. Move to adopt Planning Commission **Resolution 13-8** for the Mercy Auburn Hermitage Duplex project (UP Amendment 10-1(A)) as presented, or as amended by the Planning Commission.

**ALTERNATIVE MOTION (DENIAL):**

B. Move to direct staff to amend Resolution 13-8 for denial of the Use Permit Amendment, based upon substantial evidence presented at the public hearing, and provide the amended resolution for Planning Commission consideration at the next Planning Commission hearing.

**BACKGROUND:**

Owner: Sisters of Mercy; 535 Sacramento Street; Auburn, CA 95603; Phone: (530) 887-2000

Applicant: Chris Lamén, Mercy Housing California; 875 Fourth Street, Suite A; San Rafael, CA 94901; Phone: (415) 456-2348

Location: 535 Sacramento Street (Attachment 1)

Assessor's Parcel Number: 055-080-047

Lot Size: ±30 acres

**Project Site:**

Zoning: Single-family Residential (R1-10)

General Plan: Urban Low Density Residential (ULDR)

Land Use: Sisters of Mercy campus

**Surrounding Land Uses:**

North: Single-family Residential; Commercial  
East: Single-family Residential  
South: Single-family Residential; Maidu Indian cemetery; office; fire station  
West: Commercial

**Surrounding Zone Districts:**

North: Neighborhood Commercial (C-1); Single-family Residential (R1-10)  
East: R1-10  
South: R1-10; Open Space (OSC); C-1 & Medium Density Residential (R-3)  
West: C-1

**HISTORY:**

The Sisters of Mercy facility on Sacramento Street, which was originally established in 1967, includes Sister and guest housing (including retirement/care housing), office space for the Sisters, and private chapel and library use for the Sisters and guests.

The Sisters property is located in the City's Single-Family Residential (R-1) zone district. A use permit is required for a church and church-related facilities in the R-1 zone. The original facility, however, was established without a use permit. In 2004, the Sisters modified their facility by expanding the size of their retirement/care housing; the modifications also included the addition of a power plant building, site amenities, and improved fire access (File CD 03-14). In conjunction with the Civic Design, the City processed a Use Permit (File UP 03-4) to conform the Sisters campus to the (R-1) zone district. The use permit approval included a condition requiring approval of an amendment to the original use permit, or a new use permit, to address future uses.

In 2010, the Mercy Housing proposed to develop the Mercy Auburn Senior Apartments, a 60-unit affordable housing project for low-income seniors, on a portion of the Sisters campus. The City's approval of the development project included design review for the site and building design (File DRP 10-1) and a lot split to create a 3-acre lot for the apartment project (File LS 10-1). The project also included approval of a Use Permit (File UP 10-1) to allow the apartment project in the R-1 zone. The use permit included a density bonus, allowing an increase in the allowable number of units (from 12 units to 60 units) in return for providing affordable units. The use permit also allowed approval of a planned unit development (PUD); the PUD allowed for the development of the units as a multiple-family residential project in the single-family zone district.

Included on the Sisters campus, and covered as part of the 2004 Use Permit, was a single-unit hermitage used as a retreat by the Sisters or guests to the campus. The hermitage was located near Sacramento Street on the south side of an access service drive (see Attachment 2), however, it was demolished in 2012 to make way for the construction of the Mercy Auburn Senior Apartment project.

The Sisters originally intended to reconstruct the hermitage as a single-unit, however, their intentions changed and they would now like to provide a two-unit (duplex) structure. The hermitage would be located on the south side of the southern campus parking lot (Attachment 2).

## ANALYSIS:

The Sisters of Mercy are requesting to reconstruct the hermitage as a two-unit (duplex) structure, instead of as a single unit. To provide for this, the existing use permit must be amended to allow for the duplex and the addition of a unit to the site (i.e. changing from a single-unit to a two-unit hermitage).

Staff supports the proposal for the following reasons:

1. The site previously supported a hermitage. The duplex hermitage includes two units, each with a single bedroom; it replaces the former hermitage which was a single unit with two bedrooms. As such, the number of bedrooms provided with the hermitage does not change, though, the units would now be provided separately, allowing for greater flexibility in use.
2. Minimal impacts. The new hermitage has minimal impact on the site. The duplex is relatively small (only 1,500 s.f.) and is centrally located on the Sisters campus (i.e. at least 450' from the adjacent residential property to the east). In addition, it does not disturb existing site improvements or the existing trees adjacent to the parking lot where it will be situated.
3. Architecture. The proposed hermitage will have a stucco finish exterior wall with a possible stone veneer at the base. The structure will also have terra cotta colored, S-type cement tile roof. The building architecture as well as the proposed colors and materials (Attachment 3) are complimentary to the Sisters of Mercy facility.
4. Parking - With the expansion of the Sisters facility approved in 2004, the parking provided on the campus was increased from 65 spaces to 127 spaces. The required parking for the Sisters campus is 78, resulting in an existing surplus of 49 spaces. The City's parking standard for one-family and multiple dwelling units is two (2) spaces per unit; therefore, the parking demand for the two units associated with the duplex is four (4) spaces. Based on the existing surplus of 49 spaces, the existing parking is more than sufficient to accommodate the Hermitage. The project will also convert one (1) of the existing parking spaces from a conventional space to a handicap loading space. With the addition of the duplex and the conversion of the loading area, the campus will still retain a total parking surplus of 44 spaces (49 spaces – 4 duplex – 1 loading space).
5. Planned Unit Development (PUD) – The Sisters campus has been approved as part of an existing PUD via prior use permit entitlement. Pursuant to §159.087(D) of the zoning ordinance, multiple-family residential dwellings (i.e. duplexes) are permitted in association with a planned development. The hermitage is consistent with PUD design criteria in that the building design is complimentary to the project site; the building has limited exposure to local streets; adequate parking is provided with intervening landscaped areas, and the structure complies with building setbacks.

The PUD also address the land use(s) for the site, and in particular, the number of allowed units for the property. The existing land use for the project site is Urban Low Density

Residential (ULDR), which allows up to four units per acre. Since the total campus area is 33.8 acres, the Sister property (include the Mercy apartment site) could support up to 135 units. Planned unit developments allow for development of the total number of units allowed by the land use density, just with flexibility in how those units can be provided (e.g. single-family; multi-family; and/or a mix of unit types). A summary of the units that make up the PUD for the Sisters campus is as follows:

- Sisters residences - 34 units
- Mercy Auburn Apartments - 12 units; the 48 additional units allowed via the density bonus do not count against the allowable site total
- Hermitage duplex – 2 units
- Total - 48 units
- Remaining units allowed in the PUD - 87 units (135 – 48)

#### **ENVIRONMENTAL SUMMARY:**

The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Categorically Exempt per Sections 15303.b (New Construction - Duplex) of the CEQA Guidelines.

#### **ATTACHMENTS**

1. Vicinity Map
2. Aerial Photograph
3. Color/Materials Samples

#### **EXHIBITS**

- A. PC Resolution 13-08
- B. Project Plans

# Sisters of Mercy - 535 Sacramento St

ATTACHMENT 1





# SISTERS OF MERCY HERMITAGE

535 SACRAMENTO STREET, AUBURN, CA  
MERCY HOUSING, CALIFORNIA

ATTACHMENT 3



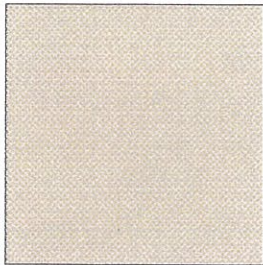
CEMENT TILE  
ROOFING

EAGLE  
ROOFING  
EL MORADO  
BLEND



FASCIA /  
TRELLIS / TRIM /  
KNEE BRACKET

KELLY MOORE  
KM22  
"SOFT WHITE"



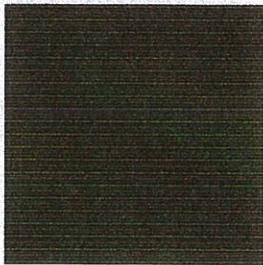
STUCCO WALL

KELLY MOORE  
KM3919-1  
"DUSTY TRAIL"



WINDOW SILL +  
AWNING

KELLY MOORE  
KM111  
"SAND PEBBLE"



METAL  
GUARDRAILS

KELLY MOORE  
KM3928-5  
"HAZEL'S COAT"



EXTERIOR  
WINDOWS +  
TERRACE  
DOORS

ALUMINUM CLAD  
SAGE



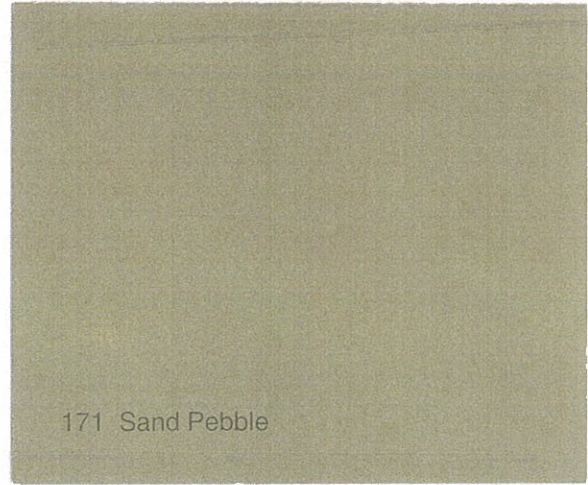
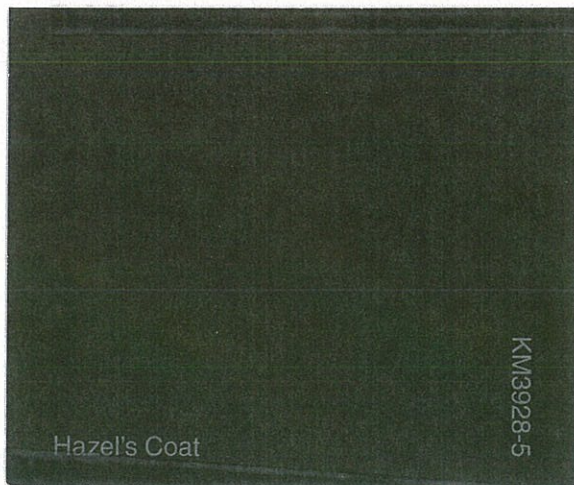
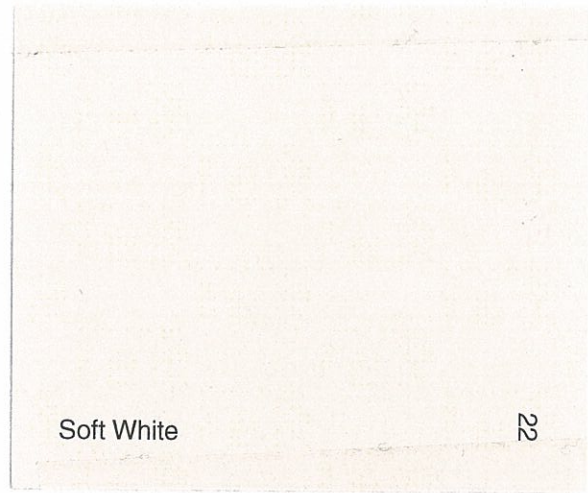
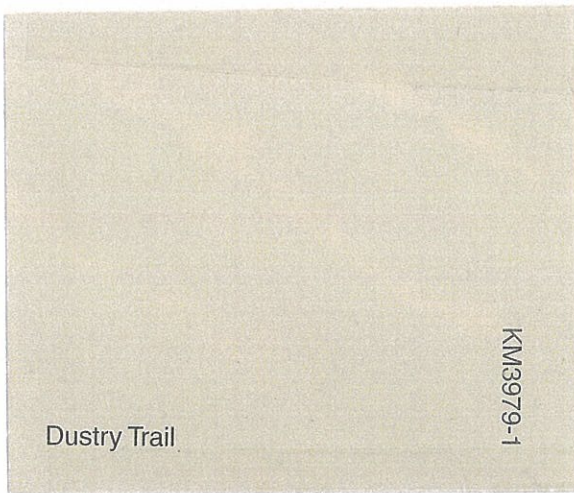
STONE  
VENEER AT  
BUILDING BASE  
(OPTIONAL)

ELDORADO  
"FIELDLEDGE"

4/15/2013

CHRIS LAMEN + ASSOCIATES  
ARCHITECTURE AND PLANNING

875 FOURTH ST. STE. A, SAN RAFAEL, CA 94901  
PH: 415.456.2348 FX: 415.456.2349



**PLANNING COMMISSION RESOLUTION NO. 13-08**  
**MERCY HERMITAGE DUPLEX (FILE UP AMENDMENT 10-01(A))**

---

**Section 1.** The City of Auburn Planning Commission held a public hearing at its regular meeting of June 4, 2013, to consider a request for a Use Permit Amendment (File UP Amend 10-01(A)) for the Sisters of Mercy campus at 535 Sacramento Street. The amendment would allow construction of a two-unit hermitage to replace a single-unit hermitage previously removed to allow construction of the Mercy Senior Apartment project.

**Section 2.** The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the June 4, 2013 hearing.
2. Site plan and project description submitted by the applicant.
3. Staff presentation at the public hearing held on June 4, 2013.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

**Section 3.** In view of all of the foregoing evidence, the City of Auburn Planning Commission finds the following for the Use Permit Amendment (File UP Amend 10-01(A)):

1. The establishment, maintenance, and/or conduct of the use for which the use permit is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience, or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in such neighborhood or have an adverse effect on the inherent residential character of the City.

**Section 4.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission finds that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15303.b (New Construction - Duplex) of the CEQA Guidelines.

**Section 5.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby approves the Use Permit Amendment (File UP Amend 10-01(A)) to allow construction of a two-unit hermitage to replace a single-unit hermitage previously removed to allow construction of the Mercy Senior Apartment project at 535 Sacramento Street, subject to the following conditions:

**USE PERMIT AMENDMENT (FILE # UP 10-01(A))**

1. This use permit is approved as shown with Exhibits A & B on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director. Any substantial revision to the use or any additions will require either an amendment to this permit or a new Use Permit.

2. The approval date for this project is **June 4, 2013**. This project is approved for a period of two (2) years and shall expire on **June 4, 2015** unless the project has been effectuated or the applicant requests a time extension that is approved by the Auburn Planning Commission pursuant to the Municipal Code.
3. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this use permit, or the activities conducted pursuant to this use permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this use permit, or the activities conducted pursuant to this use permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

#### **Fire Department**

4. Addressing shall be provided on the duplex consistent with Fire Department standards.
5. On-site directional addressing shall be provided to the satisfaction of the Fire Department.
6. Fire sprinklers shall be provided for the duplex consistent with Fire Department standards.

**Section 6.** In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ hereby finds the project exempt from CEQA and approves the Use Permit Amendment at 535 Sacramento Street (File UP Amend 10-01(A)), subject to the conditions listed above and carried by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**PASSED AND ADOPTED** this 4<sup>th</sup> day of June, 2013.

\_\_\_\_\_  
Chair, Auburn Planning Commission

ATTEST: \_\_\_\_\_  
Community Development Department